

2010 PHA 5-Year and Annual Plan Version 2

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: The Housing Authority of the City of Fitzgerald, Fitzgerald, GA PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Troubled <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2010 PHA Code: GA070					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 220 Number of HCV units: N/A					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHMENTS					
6.0	PHA Plan Update **NO CHANGES **THE PLAN IS AVAILABLE FOR REVIEW AT THE PHA MAIN OFFICE LOCATED AT: 314 SOUTH SHERMAN STREET; FITZGERALD, GA 31750 **SEE SECTION 6.0 (13) FOR VAWA					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHMENTS					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHMENTS					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. **THIS SECTION IS NOT APPLICABLE TO THIS AUTHORITY**					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**					

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" SEE ATTACHMENTS **REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**</p> <p>(c) N/A</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) SUBMITTED HARD COPY TO LOCAL FIELD OFFICE</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. The PHA did not receive any comments.</p> <p>_____ Executive Director</p> <p>(g) Challenged Elements The PHA did not have any challenged elements.</p> <p>_____ Executive Director</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) SEE ATTACHMENT SECTION 8.1 **NOTE-HARD COPIES OF ALL BUDGETS WITH ORIGINAL SIGNATURES WILL BE MAILED TO LOCAL HUD OFFICE**</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) SEE ATTACHMENT SECTION 8.2 **NOTE-HARD COPIES OF ALL BUDGETS WITH ORIGINAL SIGNATURES WILL BE MAILED TO LOCAL HUD OFFICE**</p>

ATTACHMENTS

5.2-Goals

Goal One: Increase the availability of decent, safe, and affordable housing.

Objectives:

To expand our supply of assisted housing by reducing public housing vacancies. We will accomplish this goal by continuing to modernize our units.

To improve the quality of assisted housing by improving our public housing management (PHAS score), by increasing our customer satisfaction and by continuing to renovate and modernize our public housing units. We will continue to expend at least half of our Capital Funds to modernize and improve our dwelling structures.

Goal Two: Promote self-sufficiency and asset development of families and individuals.

Objectives:

To promote self-sufficiency and asset development of assisted households by continuing to communicate on a regular basis with our Resident Advisory Board and by encouraging our residents to utilize the local library and school systems.

Goal Three: Improve community quality of life and economic vitality.

Objectives:

To provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments. We will accomplish this goal by implementing flat rents at a level to encourage rental by higher income households.

Goal Four: Promote self-sufficiency and asset development of families and individuals.

Objectives:

To promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to improve assistance recipients' employability. We will accomplish this goal by partnering with welfare-to-work agencies and through our agreements with DFACS, the Learning Center and the Literacy Council and we will also have housekeeping classes for our residents.

Goal Five: Ensure Equal Opportunity in Housing for all Americans.

Objectives:

To ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

6.0 (13)-Violence Against Women

THE HOUSING AUTHORITY OF THE CITY OF FITZGERALD, GEORGIA

Lynn Sanford, Executive Director
223 S. Grant Street
Fitzgerald, Georgia 31750
Telephone: (229) 423-3755

Violence Against Women Act (VAWA) Policy

The Housing Authority of the City of Fitzgerald, Georgia (PHA) does not deny program assistance or admission to qualified persons who are victims of domestic violence, dating violence, sexual assault or stalking pursuant to the provisions of Title VI Violence Against Women and Department of Justice Reauthorization Act of 2005. Pursuant to VAWA, this policy is hereby implemented retroactively as of January 1, 2006.

The PHA may request the participant certify his or her status as a victim of domestic violence, dating violence, sexual assault or stalking. The information provided to the PHA by the victim shall be confidential and not entered into any shared database nor provided to any related entity unless where written consent is given by the victim, required for use in eviction proceedings or otherwise required by law.

Where the victim is a participant or a member of the participant's immediate family, an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking shall not be considered a serious or repeated violation of the lease by the victim or threatened victim nor will it be cause for termination of assistance, tenancy or occupancy rights for the victims of such violence.

Further, no criminal activity related to domestic violence, dating violence, sexual assault or stalking engaged in by a member of participant's household or guest or any other person will be cause for termination of assistance, tenancy or occupancy rights where the participant or an immediate member of the participant's family is the victim of such violence.

However, the PHA may bifurcate (or divide) the lease to terminate assistance and/or remove a lawful occupant or tenant who engages in criminal acts of violence (such as domestic violence, dating violence, sexual assault or stalking) toward family members or others without evicting victimized lawful occupants.

The PHA will honor court orders regarding rights of access or control of the property.

Nothing limits the ability of the PHA to evict or terminate assistance for good cause unrelated to domestic violence, dating violence, sexual assault or stalking nor prohibits termination or eviction if the PHA can demonstrate an actual and imminent threat to other tenants or PHA employees.

Nothing in this policy supersedes any provision of any Federal, State or Local law that provides greater protection than this section for victims of domestic violence, dating violence or stalking.

*The rights of the tenants will be addressed with each participant/head of household and such notation will be placed in each file.

The PHA offers no special services but has informed tenants of their rights under VAWA.

8.1-Capital Fund Program Annual Statement/Performance and Evaluation Report-50075.1

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Fitzgerald, Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050110 Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$65,418.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$98,000.00			
10	1460 Dwelling Structures	\$97,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$10,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$336,418.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Fitzgerald, Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050110 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ⁵	Funds Obligated ⁶	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	220 Units	\$65,418.00				
	SUBTOTAL			\$65,418.00				
	<u>FEES & COSTS</u>							
PHA-Wide	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	220 Units	\$23,000.00				
	Contract Labor							
	Subtotal			\$23,000.00				
PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	220 Units	\$2,500.00				
	Subtotal			\$2,500.00				
PHA-Wide	c. Clerk of the Works. (Part-Time/Contract Labor)	1430.19	220 Units	\$25,000.00				
	Subtotal			\$25,000.00				
	SUBTOTAL			\$50,500.00				
	<u>SITE IMPROVEMENTS</u>							
PHA-Wide	a. Remove trees, stumps and roots	1450	LS	\$20,000.00				
	Subtotal			\$20,000.00				
AMP GA31649 (Old Sites 1,2,3&4)	b. Replace water and sewer lines (Phase I)	1450	130 Units	\$78,000.00				
	Subtotal			\$78,000.00				
	SUBTOTAL			\$98,000.00				
	<u>DWELLING STRUCTURES</u>							
AMP GA31649 (Old Sites 1,2,3&4)	Clean ductwork	1460	130 Units	\$97,500.00				
	SUBTOTAL			\$97,500.00				

⁵ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁶ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Fitzgerald, Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050110 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ⁵	Funds Obligated ⁶	Funds Expended ²	
	<u>DWELLING EQUIPMENT-NONEXPENDABLE</u>							
PHA-Wide	Ranges & Refrigerators	1465.1	15 Units	\$15,000.00				
	SUBTOTAL			\$15,000.00				
	<u>NON-DWELLING EQUIPMENT</u>							
PHA-Wide	Purchase new computer equipment	1475	LS	\$10,000.00				
	SUBTOTAL			\$10,000.00				
	GRAND TOTAL			\$336,418.00				

GA70-1 35 Units	GA70-5 20 Units
GA70-2 42 Units	GA70-6 45 Units
GA70-3 16 Units	GA70-8 26 Units
GA70-4 36 Units	

Part I: Summary					
PHA Name: Housing Authority of the City of Fitzgerald, Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S07050109 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁷	
		Original	Revised ⁸	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ⁹				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$48,525.00	\$48,525.00	\$48,525.00	\$15,761.75
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$380,996.00	\$380,996.00	\$380,996.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁰				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$429,521.00	\$429,521.00	\$429,521.00	\$15,761.75
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

⁷ To be completed for the Performance and Evaluation Report.

⁸ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁹ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

¹⁰ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages						Budget Revision #2 3/31/10		
PHA Name: Housing Authority of the City of Fitzgerald, Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S07050109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹¹	Funds Obligated ¹²	Funds Expended ²	
	FEES & COSTS							
PHA-WIDE	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated. Contract Labor.	1430.1	220 Units	\$23,525.00	\$23,525.00	\$23,525.00	\$15,761.75	In Progress
	Subtotal			\$23,525.00	\$23,525.00	\$23,525.00	\$15,761.75	
PHA-WIDE	b. Add Clerk of the Works. (Part-Time/Contract Labor)	1430.19	220 Units	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	Obligated
	Subtotal			\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	
	SUBTOTAL			\$48,525.00	\$48,525.00	\$48,525.00	\$15,761.75	
	DWELLING STRUCTURES							
GA070031649 (old sites 1,2,3,4,5,6)	a. Replace roofing with metal <i>*for balance of roofs not done w/insurance Proceeds.</i>	1460	Bal. of Units/ scattered	\$90,000.00	\$0.00	\$0.00	\$0.00	All to be done w/insurance Proceeds.
	Subtotal			\$90,000.00	\$0.00	\$0.00	\$0.00	
GA070031649 (old sites 1,2,3,4)	b. Add Replace Bath Tile & Renovate Bathrooms, (plumbing, tubs, commodes, sinks, faucets, W.H.) w/fungibility from 2012 in the 2009 5-yr. Action Plan (as funds allow for 35 units/001; 42 units/002; 16 units/003; 36 units/004).	1460	As funds allow for	\$290,996.00	\$380,996.00	\$380,996.00	\$0.00	Contracted/ In Progress
	Subtotal			\$290,996.00	\$380,996.00	\$380,996.00	\$0.00	
	SUBTOTAL			\$380,996.00	\$380,996.00	\$380,996.00	\$0.00	

¹¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages					Budget Revision #2 3/31/10			
PHA Name: Housing Authority of the City of Fitzgerald, Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06S07050109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹¹	Funds Obligated ¹²	Funds Expended ²	
	<u>DWELLING EQUIPMENT-NONEXPENDABLE</u>							
PHA-WIDE	Replace ranges and refrigerators	1465.1	220 Units	\$45,521.00	\$0.00	\$0.00	\$0.00	Deferred
	SUBTOTAL			\$45,521.00	\$0.00	\$0.00	\$0.00	
	GRAND TOTAL			\$429,521.00	\$429,521.00	\$429,521.00	\$15,761.75	

Part I: Summary					
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050109 Date of CFFP:		Replacement Housing Factor Grant No:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹³	
		Original	Revised ¹⁴	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ¹⁵	\$65,554.00	\$65,554.00	\$65,554.00	\$65,554.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00	\$50,000.00	\$25,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$242,000.00	\$217,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ¹⁶				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$337,554.00	\$337,554.00	\$95,554.00	\$70,554.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹³ To be completed for the Performance and Evaluation Report.

¹⁴ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹⁵ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

¹⁶ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages						3/31/10		Budget Revision #1	
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050109 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹⁷	Funds Obligated ¹⁸	Funds Expended ²		
	<u>OPERATIONS</u>								
PHA-Wide	Operations	1406	220 Units	\$65,554.00	\$65,554.00	\$65,554.00	\$65,554.00	Completed	
	SUBTOTAL			\$65,554.00	\$65,554.00	\$65,554.00	\$65,554.00		
	<u>FEES & COSTS</u>								
PHA-Wide	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	220 Units	\$23,000.00	\$23,000.00	\$23,000.00	\$0.00	Obligated	
	Contract Labor								
	Subtotal			\$23,000.00	\$23,000.00	\$23,000.00	\$0.00		
PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	220 Units	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	Obligated	
	Subtotal			\$2,000.00	\$2,000.00	\$2,000.00	\$0.00		
PHA-Wide	c. Add Clerk of the Works. (Part-Time/Contract Labor)	1430.19	220 Units	\$0.00	\$25,000.00	\$0.00	\$0.00	Added	
	Subtotal			\$0.00	\$25,000.00	\$0.00	\$0.00	No Progress	
	SUBTOTAL			\$25,000.00	\$50,000.00	\$25,000.00	\$0.00		
AMP GA31649	<u>DWELLING STRUCTURES</u>								
(Old Site-5)	Renovate kitchens (Phase II)	1460	9 Units	\$67,760.00	\$0.00	\$0.00	\$0.00	Done w/'07	
(Old Site-6)	*becomes Phase I for old site-6.	1460	23 Units	\$174,240.00	\$217,000.00	\$0.00	\$0.00	No Progress	
	SUBTOTAL			\$242,000.00	\$217,000.00	\$0.00	\$0.00		
	<u>DWELLING EQUIPMENT-NONEXPENDABLE</u>								
PHA-Wide	Ranges & Refrigerators	1465.1	12 Units	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Completed	
	SUBTOTAL			\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
	GRAND TOTAL			\$337,554.00	\$337,554.00	\$95,554.00	\$70,554.00		

¹⁷ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

¹⁸ To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050108 Date of CFFP:		Replacement Housing Factor Grant No:		FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹⁹		
		Original	Revised ²⁰	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) ²¹	\$67,865.00	\$107,624.00	\$107,624.00	\$67,865.00	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$18,840.00	\$44,340.00	\$44,340.00	\$10,676.94	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$247,622.00	\$182,363.00	\$182,363.00	\$0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ²²					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$339,327.00	\$339,327.00	\$339,327.00	\$83,541.94	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date

¹⁹ To be completed for the Performance and Evaluation Report.

²⁰ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²¹ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

²² RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages						3/31/10 Budget Revision #2		
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050108 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	220	\$67,865.00	\$107,624.00	\$107,624.00	\$67,865.00	In Progress
	SUBTOTAL			\$67,865.00	\$107,624.00	\$107,624.00	\$67,865.00	
	<u>FEES & COSTS</u>							
	a. Architects fee to prepare bid and							
GA070-1	contract documents, drawings,	1430.1	20 Unit	\$17,340.00	\$17,340.00	\$17,340.00	\$8,676.94	In Progress
	specifications and assist the PHA at							
	bid opening, awarding the contract, and							
	to supervise the construction work							
	on a periodic basis. Fee to be negotiated							
	Contract Labor							
	Subtotal			\$17,340.00	\$17,340.00	\$17,340.00	\$8,676.94	
PHA-Wide	b. Consulting fees for Agency Plan	1430.2	220 Units	\$1,500.00	\$2,000.00	\$2,000.00	\$2,000.00	Completed
	preparation.							
	Subtotal			\$1,500.00	\$2,000.00	\$2,000.00	\$2,000.00	
PHA-Wide	c. Add Clerk-of-Works w/fungibility from 2009	1430.19	220 Units	\$0.00	\$25,000.00	\$25,000.00	\$0.00	Added
	ARRA.							
	Subtotal			\$0.00	\$25,000.00	\$25,000.00	\$0.00	
	SUBTOTAL			\$18,840.00	\$44,340.00	\$44,340.00	\$10,676.94	
	<u>DWELLING STRUCTURES</u>							
GA070-5	a. Renovate kitchens (Phase II changes to Phase	1460	11 Units	\$81,715.00	\$0.00	\$0.00	\$0.00	Done w/2007
GA070-6	I w/fung. from 2006 for 11 units @005 &	1460	22 Units	\$165,907.00	\$0.00	\$0.00	\$0.00	Defer to 2009
	22 units @006. Phase II for 9 units @005							
	& 23 units @006 deferred to 2009 Budget).							
	Subtotal			\$247,622.00	\$0.00	\$0.00	\$0.00	

²³ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²⁴ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages					3/31/10 Budget Revision #2			
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050108 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²³	Funds Obligated ²⁴	Funds Expended ²	
GA070031649 (old sites 1,2,3,4)	b.Thru fung., add continuation of ARRA work to Replace Bath Tile & Renovate Bathrooms, (plumbing, tubs, commodes, sinks, faucets, W.H.) w/fungibility from 2012 in the 2009 5-yr. Action Plan (as funds allow for 35 units/001; 42 units/002; 16 units/003; 36 units/004).	1460	As funds allow for	\$0.00	\$182,363.00	\$182,363.00	\$0.00	Contracted
	Subtotal			\$0.00	\$182,363.00	\$182,363.00	\$0.00	
	SUBTOTAL			\$247,622.00	\$182,363.00	\$182,363.00	\$0.00	
	<u>DWELLING EQUIPMENT-NONEXPENDABLE</u>							
PHA-Wide	Ranges & Refrigerators	1465.1	10 Units	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Completed
	SUBTOTAL			\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	GRAND TOTAL			\$339,327.00	\$339,327.00	\$339,327.00	\$83,541.94	

GA70-1 35 Units
GA70-2 42 Units
GA70-3 16 Units
GA70-4 36 Units

GA70-5 20 Units
GA70-6 45 Units
GA70-8 26 Units

Part I: Summary						
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050107 Date of CFFP:		Replacement Housing Factor Grant No:		FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²⁵		
		Original	Revised ²⁶	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) ²⁷	\$67,590.00	\$67,590.00	\$67,590.00	\$67,590.00	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$19,330.00	\$19,330.00	\$19,330.00	\$19,330.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$254,670.00	\$254,670.00	\$254,670.00	\$125,654.50	
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ²⁸					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$346,590.00	\$346,590.00	\$346,590.00	\$217,574.50	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		Date

²⁵ To be completed for the Performance and Evaluation Report.

²⁶ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²⁷ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

²⁸ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages						Budget Revision #2 3/31/10		
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050107 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²⁹	Funds Obligated ³⁰	Funds Expended ²	
	<u>OPERATIONS</u>							
PHA-Wide	Operations	1406	220	\$67,590.00	\$67,590.00	\$67,590.00	\$67,590.00	Completed
	SUBTOTAL			\$67,590.00	\$67,590.00	\$67,590.00	\$67,590.00	
	<u>FEES & COSTS</u>							
	a. Architects fee to prepare bid and contract documents, drawings, specifications and assist the PHA at bid opening, awarding the contract, and to supervise the construction work on a periodic basis. Fee to be negotiated	1430.1	220 Units	\$17,830.00	\$17,830.00	\$17,830.00	\$17,830.00	Completed
	Contract Labor							
	Subtotal			\$17,830.00	\$17,830.00	\$17,830.00	\$17,830.00	
PHA-Wide	b. Consulting fees for Agency Plan preparation.	1430.2	220 Units	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Completed
	Subtotal			\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	
	SUBTOTAL			\$19,330.00	\$19,330.00	\$19,330.00	\$19,330.00	
	<u>DWELLING STRUCTURES</u>							
GA070-5	a. Renovate kitchens (Phase I)(\$76,000 – Choice L)	1460	20 Units	\$0.00	\$100,155.50	\$100,155.50	\$0.00	Contracted
GA070-6	*add GA070-5 back in w/fung. from 2008.	1460	22 Units	\$0.00	\$0.00	\$0.00	\$0.00	Defer
	Subtotal			\$0.00	\$100,155.50	\$100,155.50	\$0.00	
GA070-3	b. Add final payments on Kitchen	1460	16 Units	\$3,019.09	\$3,755.50	\$3,755.50	\$3,755.50	Completed
GA070-1	Renovations (AAA Contract) with	1460	12 Units	\$2,337.36	\$2,907.48	\$2,907.48	\$2,907.48	Completed
GA070-2	Fungibility from 2006.	1460	23 Units	\$4,382.55	\$5,451.52	\$5,451.52	\$5,451.52	Completed
	Subtotal			\$9,739.00	\$12,114.50	\$12,114.50	\$12,114.50	
GA070-4	c. Add Renovate Kitchens @GA070-4 with	1460	36 Units	\$244,931.00	\$142,400.00	\$142,400.00	\$113,540.00	In Progress
	Fungibility from 2006.							
	Subtotal			\$244,931.00	\$142,400.00	\$142,400.00	\$113,540.00	
	SUBTOTAL			\$254,670.00	\$254,670.00	\$254,670.00	\$125,654.50	

²⁹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³⁰ To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages					Budget Revision #2 3/31/10			
PHA Name: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P07050107 Replacement Housing Factor Grant No:		CFFP (Yes <input type="checkbox"/> /No <input checked="" type="checkbox"/>)		Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ²⁹	Funds Obligated ³⁰	Funds Expended ²	
	<u>DWELLING EQUIPMENT- NONEXPENDABLE</u>							
PHA-Wide	Ranges & Refrigerators	1465.1	10 Units	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	Completed
	SUBTOTAL			\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	GRAND TOTAL			\$346,590.00	\$346,590.00	\$346,590.00	\$217,574.50	

GA70-1 35 Units	GA70-5 20 Units
GA70-2 42 Units	GA70-6 45 Units
GA70-3 16 Units	GA70-8 26 Units
GA70-4 36 Units	

8.2-Capital Fund Program Five Year Action Plan-50075.2

Part I: Summary						
PHA Name/Number: The Housing Authority of the City of Fitzgerald; Fitzgerald, Georgia/GA070			Locality: Fitzgerald, Georgia		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number GA070	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$250,000.00	\$220,000.00	\$238,000.00	\$228,000.00
C.	Management Improvements		\$5,000.00	\$5,000.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$20,000.00	\$15,000.00	\$15,000.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$28,000.00	\$33,000.00	\$33,000.00	\$33,000.00
G.	Operations		\$53,418.00	\$58,418.00	\$50,418.00	\$50,418.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$5,000.00
I.	Development		\$0.00	\$0.00	\$0.00	\$5,000.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$336,418.00	\$336,418.00	\$336,418.00	\$336,418.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$336,418.00	\$336,418.00	\$336,418.00	\$336,418.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	AMP-GA31649			AMP-GA31649		
Statement	(PHA-Wide)			(Old Site 1)		
	Termite Treatment & Repairs (Phase I)	25 Units	\$25,000.00	Vinyl Siding/Soffits/Porch Columns (Phase II)	15 Units	\$50,000.00
				Install Security Measures	LS	\$30,000.00
	AMP-GA31649			(fencing, cameras, lighting, etc.)		
	(Old Site 1)			Subtotal		\$80,000.00
	Vinyl Siding/Soffits/Porch Columns (Phase I)	20 Units	\$50,000.00			
	Replace Water & Sewer Lines (Phase II)	20 Units	\$30,000.00	AMP-GA31649		
	Subtotal		\$80,000.00	(Old Site 2)		
				Vinyl Siding/Soffits/Porch Columns (Phase II)	20 Units	\$50,000.00
	AMP-GA31649			Install Security Measures	LS	\$30,000.00
	(Old Site 2)			(fencing, cameras, lighting, etc.)		
	Vinyl Siding/Soffits/Porch Columns (Phase I)	20 Units	\$46,000.00	Subtotal		\$80,000.00
	Replace Water & Sewer Lines (Phase II)	20 Units	\$30,000.00			
	Bring vacant Units into use (Phase I)	17 Units	\$22,000.00	AMP-GA31649		
	Subtotal		\$98,000.00	(Old Site 3)		
				Install Security Measures	LS	\$30,000.00
	AMP-GA31649			(fencing, cameras, lighting, etc.)		
	(Old Site 3)					
	Replace Water & Sewer Lines (Phase II)	10 Units	\$15,000.00	AMP-GA31649		
				(Old Site 4)		
	AMP-GA31649			Install Security Measures	LS	\$30,000.00
	(Old Site 4)			(fencing, cameras, lighting, etc.)		
	Replace Water & Sewer Lines (Phase II)	10 Units	\$15,000.00			
	Bring vacant Units into use (Phase I)	13 Units	\$17,000.00			
	Subtotal		\$32,000.00			
	Subtotal of Estimated Cost		\$250,000.00	Subtotal of Estimated Cost		\$220,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	AMP-GA31649			AMP-GA31649		
Statement	(Old Site 1)			(Old Site 1)		
	Replace Bath Tile & Renovate Bathrooms	35 Units	\$30,000.00	Install New Metal Roofing (Phase II)	35 Units	\$25,000.00
	(plumbing, tubs, commodes, sinks, faucets, WH)			Landscaping/paving/walks	35 Units	\$20,000.00
				Subtotal		\$45,000.00
	AMP-GA31649					
	(Old Site 2)			AMP-GA31649		
	Replace Bath Tile & Renovate Bathrooms	42 Units	\$31,000.00	(Old Site 2)		
	(plumbing, tubs, commodes, sinks, faucets, WH)			Install New Metal Roofing (Phase II)	42 Units	\$35,000.00
				Landscaping/paving/walks	42 Units	\$20,000.00
	AMP-GA31649			Subtotal		\$55,000.00
	(Old Site 3)					
	Replace Bath Tile & Renovate Bathrooms	16 Units	\$17,000.00	AMP-GA31649		
	(plumbing, tubs, commodes, sinks, faucets, WH)			(Old Site 3)		
	Vinyl Siding/Soffits/Porch Columns	16 Units	\$25,000.00	Install New Metal Roofing (Phase II)	16 Units	\$15,000.00
	Subtotal		\$42,000.00	Landscaping/paving/walks	16 Units	\$5,000.00
				Subtotal		\$20,000.00
	AMP-GA31649					
	(Old Site 4)			AMP-GA31649		
	Replace Bath Tile & Renovate Bathrooms	36 Units	\$35,000.00	(Old Site 4)		
	(plumbing, tubs, commodes, sinks, faucets, WH)			Install New Metal Roofing (Phase II)	36 Units	\$25,000.00
	Vinyl Siding/Soffits/Porch Columns	36 Units	\$35,000.00	Landscaping/paving/walks	36 Units	\$5,000.00
	Subtotal		\$70,000.00	Subtotal		\$30,000.00
	AMP-GA31649			AMP-GA31649		
	(Old Site 5)			(Old Site 5)		
	Vinyl Siding/Soffits/Porch Columns	20 Units	\$30,000.00	Install New Metal Roofing (Phase II)	20 Units	\$20,000.00
	AMP-GA31649			AMP-GA31649		
	(Old Site 6)			(Old Site 6)		
	Vinyl Siding/Soffits/Porch Columns	45 Units	\$35,000.00	Install New Metal Roofing (Phase II)	45 Units	\$26,000.00
				AMP-GA31649		
				(Old Site 8)		
				Install New Metal Roofing (Phase II)	26 Units	\$20,000.00
				Miscellaneous Interior Improvements	26 Units	\$12,000.00
				Subtotal		\$32,000.00
	Subtotal of Estimated Cost		\$238,000.00	Subtotal of Estimated Cost		\$228,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	AMP-GA31649		AMP-GA31649	
Statement	(PHA-Wide)		(PHA-Wide)	
	Software	\$5,000.00	Training	\$5,000.00
	Subtotal of Estimated Cost	\$5,000.00	Subtotal of Estimated Cost	\$5,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$0.00	Subtotal of Estimated Cost	\$0.00

9.0-Housing Needs

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	25		68
Extremely low income <=30% AMI	5	20%	
Very low income (>30% but <=50% AMI)	13	52%	
Low income (>50% but <80% AMI)	7	28%	
Families with children	13	52%	
Elderly families	0	0%	
Families with Disabilities	2	8%	
Race/ethnicity White	6	24%	
Race/ethnicity Black	19	76%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	15	60%	
2 BR	4	16%	
3 BR	6	24%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

The median income for the State of Georgia is \$54,911 and the median income for Fitzgerald, GA is \$30,404. Therefore, there is a need for affordable housing in our jurisdiction. The waiting list is reflective of the housing needs in the PHA's jurisdiction. The Housing Authority plans to address the needs of this community by continuing good management and maintenance practices to ensure that all units are ready and prepared for occupancy. The Housing Authority participates in the Consolidated Plan Development process to ensure coordination with broader community strategies.

9.1-Strategy for Addressing Housing Needs

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

The Fitzgerald Housing Authority has several strategies to address the needs of families in our jurisdiction and on our waiting list. We will maximize the number of affordable units available to the PHA within its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line, by reducing turnover time for vacated units and by reducing the time to renovate our public housing units.

We will also try to target available assistance to the elderly and families with disabilities by seeking designation of public housing for the elderly and by carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.

Some of the factors that influenced our selection of strategies are funding and staffing constraints and the results of consultations with local and state governments, our residents and our Resident Advisory Board.

10.0 (a)-Additional Information-Progress In Meeting Missions & Goals

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

☒ Reduce public housing vacancies: **Continue modernization improvements and flat rents.**

Progress: The PHA did not meet this goal and is currently working to reduce vacancies.

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management: (PHAS score) **Increase 1% over 5 year period.**

Progress: The PHA did not meet this goal due to slow unit turnaround times and is working to expedite unit turn around to fill vacancies.

☒ Increase customer satisfaction: **Continue to respond to resident concerns and requests regarding safety & communication.**

Progress: The PHA is meeting this goal.

☒ Renovate or modernize public housing units: **Goal – Utilize 25% of Annual Capital Funds for unit improvements.**

Progress: The PHA has consistently utilized more than 25% of its CFP funds for unit improvements.

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **Implement flat rents at a level to encourage rental by higher income households.**

Progress: We did implement flat rents however, due to economic conditions, we were unable to bring higher income families into our lower income developments.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

☒ Provide or attract supportive services to improve assistance recipients' employability: **Partner with welfare-to-work agencies.**

Progress: We have partnered with DFACS, the Learning Center and the Literacy Council.

☒ Other: (list below) **Agreement with DFACS, Learning Center, Literacy Council, have housekeeping classes.**

Progress: We are currently partnering with these agencies.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Continue existing procedures (ACOP).**

Progress: The PHA has met this goal.

10.0 (b)-Significant Amendement and Substantial Deviation/Modification

(**NOTE- REQUIRED ONLY WITH 5-YEAR PLAN FOR QUALIFIED AUTHORITIES**)

a. Substantial Deviation from the 5-Year Plan

Substantial deviations are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.

b. Significant Amendment or Modification to the Annual Plan

Significant amendments or modifications are defined as discretionary in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or as may be required by HUD.